



## MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION*9500 Brimmet Avenue  
Silver Spring, Maryland 20901*

March 24, 2003

Elaine Schaeffer  
320 Ednor Road  
Silver Spring, MD 20905

Dear Ms. Schaeffer:

The enclosed information was available to the public at the Community Meeting held on March 20 at the Sandy Spring Museum and is attached:

1. Notice of meeting
2. Agenda
3. Additional contact information
4. Rural Legacy Trail Map

As I mentioned in my email reply to your query, at the present time, I don't have anything else available in a form that can be mailed, i.e. no floor plans or other drawings. There will be a briefing to the Historic Preservation Commission on both the Stone Barn and Park Police Special Operations projects this Wednesday evening, March 26th in the M-NCPPC auditorium at 8787 Georgia Avenue and the public is welcome to attend. You can call (301) 563-3409 for more information. Following that, the next public presentation is scheduled for a Planning Board hearing on Thursday, May 29.

No traffic studies have been accomplished as part of these feasibility studies. We are only planning a handful of parking spaces within an improved Stone Barn barnyard and that area is already used for overflow parking when events are held at the Manor House. The Park Police will also have some new parking for their operations because they are anticipating adding one additional shift, part of a long-range plan.

After these two feasibility studies are completed, the County-wide Planning Division of M-NCPPC is expected to do a Park Master Plan for the Woodlawn Cultural Park as a whole, but that project does not have a scheduled start date. Contact information is in the attached information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eileen Emmet'.

Eileen Emmet, AIA  
Architect,  
Project Manager for the Woodlawn Stone BarnCC: Ellen Masciocchi, M-NCPPC  
Tanya Schmieler, M-NCPPC

## Emmet, Eileen

---

**From:** Emmet, Eileen  
**Sent:** Tuesday, March 25, 2003 2:03 PM  
**To:** 'Schaeffer, Elaine'  
**Subject:** RE: Woodlawn Cultural Park

Elaine,  
These projects are studies only. There is no timeframe other than the planning board would have to approve of the studies, then funding would have to be located to move to the next stage, normally a design stage called facility planning.  
-Eileen Emmet

-----Original Message-----

**From:** Schaeffer, Elaine [mailto:Elaine.Schaeffer@FairfaxCounty.gov]  
**Sent:** Monday, March 24, 2003 8:05 PM  
**To:** Emmet, Eileen  
**Subject:** RE: Woodlawn Cultural Park

Thanks for all the information-I look forward to getting the materials in the mail. Is there a timeframe for starting and completion? Thanks again.

Elaine Schaeffer

-----Original Message-----

**From:** Emmet, Eileen [mailto:eileen.emmet@MNCPPC.ORG]  
**Sent:** Mon 3/24/2003 10:41 AM  
**To:** Schaeffer, Elaine  
**Cc:**  
**Subject:** RE: Woodlawn Cultural Park

I believe there is also a meeting tomorrow night, Tuesday March 25 at the Sandy Spring Museum for the Greater Sandy Spring Green Space. While neither Woodlawn project will be presented there, a number of people at the Community Meeting seemed to be a part of that group. The contact name I have for that group is Pam Saul (301) 774-3333, (301) 774-0022.

Eileen Emmet, AIA  
Architect  
Park Development Division  
Maryland National Capital Park & Planning Commission  
(M-NCPPC Montgomery County)  
Parkside Headquarters  
9500 Brunett Avenue  
Silver Spring, MD 20901  
(301) 495-2550 tel  
(301) 585-1921 fax  
eileen.emmet@mncppc-mc.org

-----Original Message-----

**From:** Schaeffer, Elaine  
[mailto:Elaine.Schaeffer@FairfaxCounty.gov]  
**Sent:** Thursday, March 20, 2003 9:13 PM  
**To:** Emmet, Eileen  
**Subject:** Woodlawn Cultural Park

I was not able to make the meeting this evening and was wondering if you could forward me any handouts, maps, or other information that was distributed or that you have available on the proposed use of Woodland and the two identified projects . Also, do you have any projections on increase in traffic on Ednor Road?

Please email me at: Elaine.Schaeffer@fairfaxcounty.gov  
or mail to: Elaine Schaeffer  
320 Ednor Road  
Silver Spring, MD 20905

Telephone: 301-924-7447

Thanks.  
Elaine Schaeffer

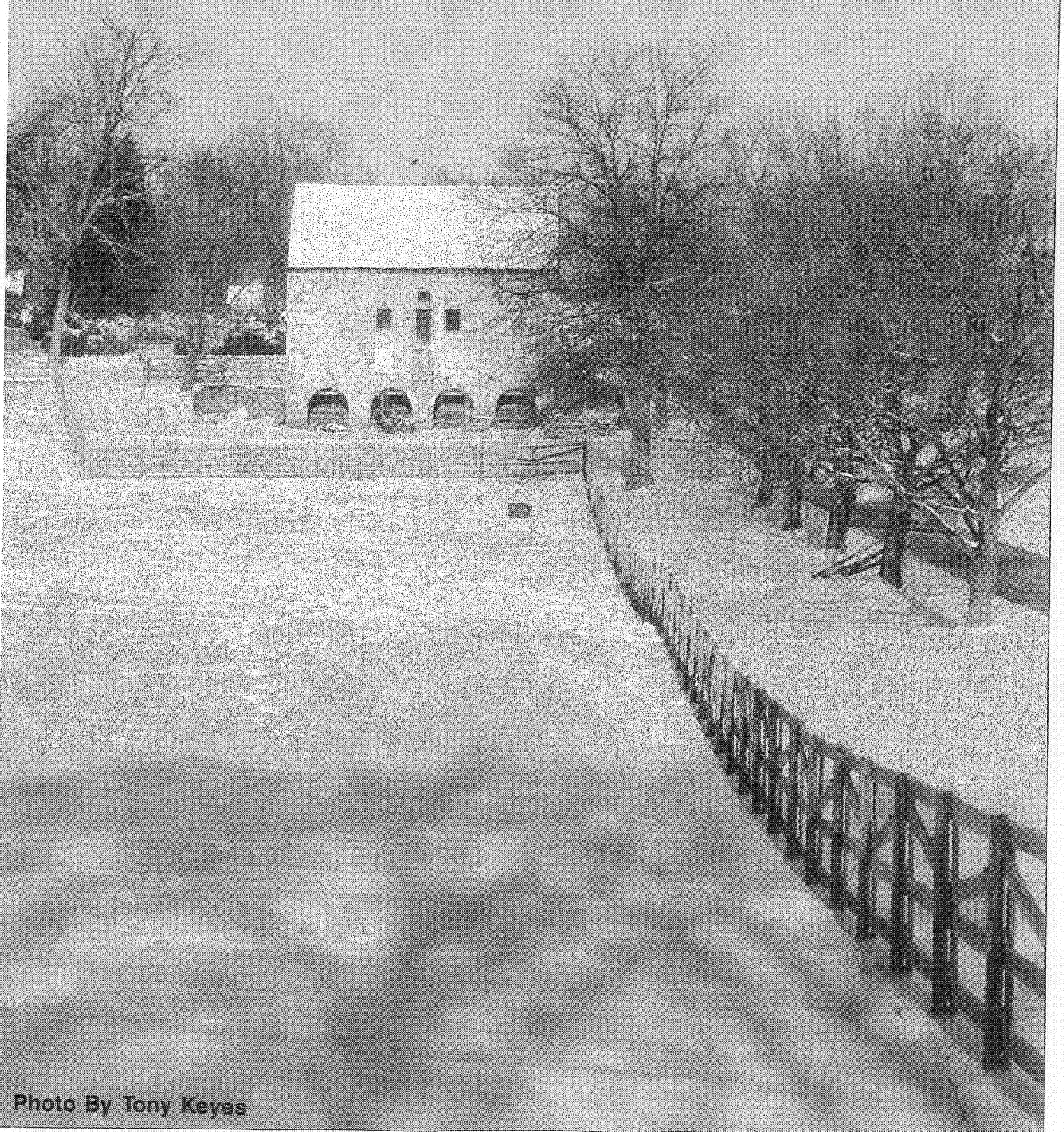


Photo By Tony Keyes

P R O C E E D I N G S

1  
2 MR. SPURLOCK: Good evening and welcome to the  
3 March 26th meeting of the Montgomery County Historic  
4 Preservation Commission. My name is Steven Spurlock and I'm  
5 the Chairman, and I'd like to have our Commissioners and  
6 Staff introduce themselves starting on my left.

7 MS. WILLIAMS: Kim Williams, Chevy Chase.

8 MS. VELASQUEZ: Susan Velasquez, Gaithersburg.

9 MR. BRESLIN: Steve Breslin, Bethesda.

10 MS. O'MALLEY: Julia O'Malley, Kensington.

11 MS. WRIGHT: Gwen Wright, historic preservation  
12 supervisor.

13 MS. NARU: Michele Naru, historic preservation  
14 planner.

15 MS. JIMENEZ: Corri Jimenez, historic preservation  
16 planner.

17 MR. SPURLOCK: Thank you. The first item on our  
18 agenda this evening is a briefing on projected projects at  
19 Woodlawn. Can we have a staff report, please?

20 MS. WRIGHT: Thanks. I'll make a fairly short  
21 introduction and then we'll have presentations from some of  
22 the Staff who've been specifically involved in the two  
23 projects that we're going to be hearing about this evening.

24 For those of you who don't sort of know how we --  
25 how Park & Planning came to own Woodlawn, it was acquired in

jd.  
Historic Preservation Commission Minutes, March 26, 2003, pages 3-25

jd

Historic Preservation Commission Minutes, March 26, 2003, pgs 21-25  
Comment on Stone Barn at Woodlawn Cultural Park

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MS. WILLIAMS: And then in terms of the barn, I mean it looks great. I think that's really going to be wonderful. I have one question about the parking, though.

MR. BOOZ: Yes.

MS. WILLIAMS: In that first -- the first plan that you showed you said there's going to be parking in the forecourt and I would really like to see the parking set away from the barn and made accessible -- you know, handicap accessible through a pathway or something, but get the cars away from that unbelievably beautiful structure.

MR. BOOZ: Well, it's going to be difficult to do that just because the paddock area is pretty much spoken for, and the -- along the -- we, at one point, had the parking along the drive coming in, and it's -- there's a wetlands -- issue for keeping it out of there. What we've tried to do is hold it actually out of the viewshed, and if you look at the site plan -- I don't think you're going to actually see cars in front of the barn. And we were hoping to screen them.

MS. WRIGHT: The other thing to mention is we're talking here about five or six parking spaces. We intend that the vast majority of folks, if they're, you know, going to be parked all day, for example walking on the trail or something, would actually park in the bigger existing parking lot that is near the manor house. And that the five

jd

1 or six spaces that we're looking at in the barnyard  
2 essentially would be really for folks who are stopping in,  
3 picking up a couple of brochures, heading back out, you know  
4 that kind of thing.

5 MS. WILLIAMS: Well, I guess that sort of just  
6 raised the question about how essential is that parking  
7 then, because I just -- I really think you're, you know,  
8 compromising the whole barnyard feel. Even if you have five  
9 spaces, parking can just be sort of a visual blight on a  
10 historic resource. And -- I don't know; it's just such a  
11 great resource. I just hate to see any sort of negative  
12 effect like that, and you know, nothing's worse than a car  
13 in front of a beautiful building.

14 So, I don't know. I mean, I'd just like to see  
15 obviously if wetlands are a problem, but you know if there's  
16 any possibility of eliminating it, let's just eliminate the  
17 parking altogether.

18 MR. SPURLOCK: Other questions, comments?

19 MS. VELASQUEZ: I want to just thank you for the  
20 sensitivity of redeveloping this barn. I think we all  
21 understand the needs of the Park Police and the horses and  
22 everything -- quarters. I personally -- I go by there at  
23 least twice a week and love to watch the horses and always  
24 admire the barn and to have it saved, so to speak, by this  
25 adaptive reuse I think is going to do the County a great

1 service. And I really appreciate your not insulating and  
2 air conditioning that space. I think your idea for using it  
3 for projecting is great.

4 Good luck.

5 MR. BOOZ: Thank you.

6 MR. SPURLOCK: Any other questions, comments?

7 MR. BRESLIN: Real fast. When you do the  
8 improvements you're envisioning for the barn, what will you  
9 have -- just sort of generally what will you have to do as  
10 far as things like duct work, sprinkler heads, sprinkler  
11 piping other things that have to go up there in the  
12 structure?

13 MR. BOOZ: Well, we're not going to put ducts in  
14 the upper -- in the upper portion of the building. We are  
15 going to have to put some in the -- what was the livestock  
16 level, which is going to be our condition space, and we're  
17 going to have to -- we're going to have to work it in.

18 The sprinkling, in fact, is going in this summer  
19 si, yeah, I've dealt with putting sprinkler heads in  
20 sensitive places before and it's -- it's hard work to  
21 actually put them in and not have them be intrusive, but  
22 it's something we have to deal with in the upper space  
23 anyway, because it's going to be -- basically to protect the  
24 building. It needs to be there. But it's -- you know, it's  
25 sort of a painful reality.



jd

1 MS. WRIGHT: I think we are, though, going to try  
2 to look at ways for the sprinklers to be located on existing  
3 structural members so that they are, at least, as  
4 unobtrusive as possible. I think on the lower level, the  
5 conditioned level, you know although it's going to be  
6 finished out and conditioned, I think we're -- the intent is  
7 to keep a lot of the existing timbers and the sort of barn-  
8 like characteristics of that lower level, and I could  
9 imagine, again, because it is sort of an open ceiling with  
10 rafters, I can imagine, you know, duct work fitting in  
11 between the rafters somehow in a way that would not be  
12 obtrusive and it might also be sort of, you know,  
13 architectural -- it would add a little architectural  
14 interest.

15 MR. BOOZ: I think there's a way of doing it.

16 MS. WRIGHT: But it is -- just hasn't gotten to a  
17 detailed design level yet.

18 MS. O'MALLEY: I would just agree with the idea of  
19 the grouping of small buildings. Great concept, and I also  
20 have to agree with Commissioner Williams; if we can figure  
21 out a way, whether the parking could be off to the side  
22 somehow -- but other than that, I think the designs are  
23 great.

24 MS. BOOZ: Thanks.

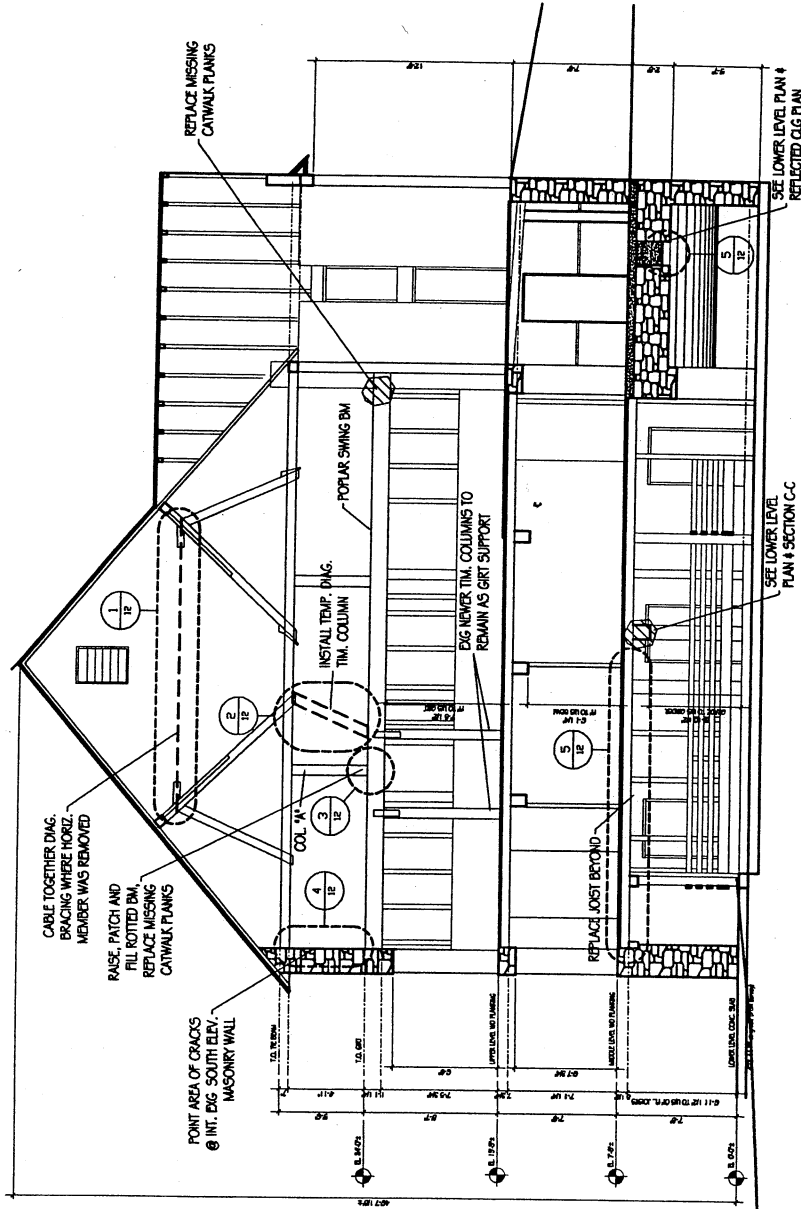
25 MR. SPURLOCK: I think you've got a pretty good

1 endorsement here. I think, as Gwen said, the utilities in  
2 the barn if they're expressed and there's no attempt -- it's  
3 almost better not to hide them; just to let them be what  
4 they are and accommodate them where you can. And I will say  
5 I want to commend the Park Police because I -- you know, we  
6 all have bigger cars now and bigger houses and I was really  
7 delighted to hear you have bigger horses -- didn't know you  
8 could do that sort of thing, but I'm glad you went out and  
9 invented a bigger horse so that he can keep up with  
10 everybody else.


11 Anybody else have any -- okay, well thank you very  
12 much and good luck and we'll see you sometime in the future.

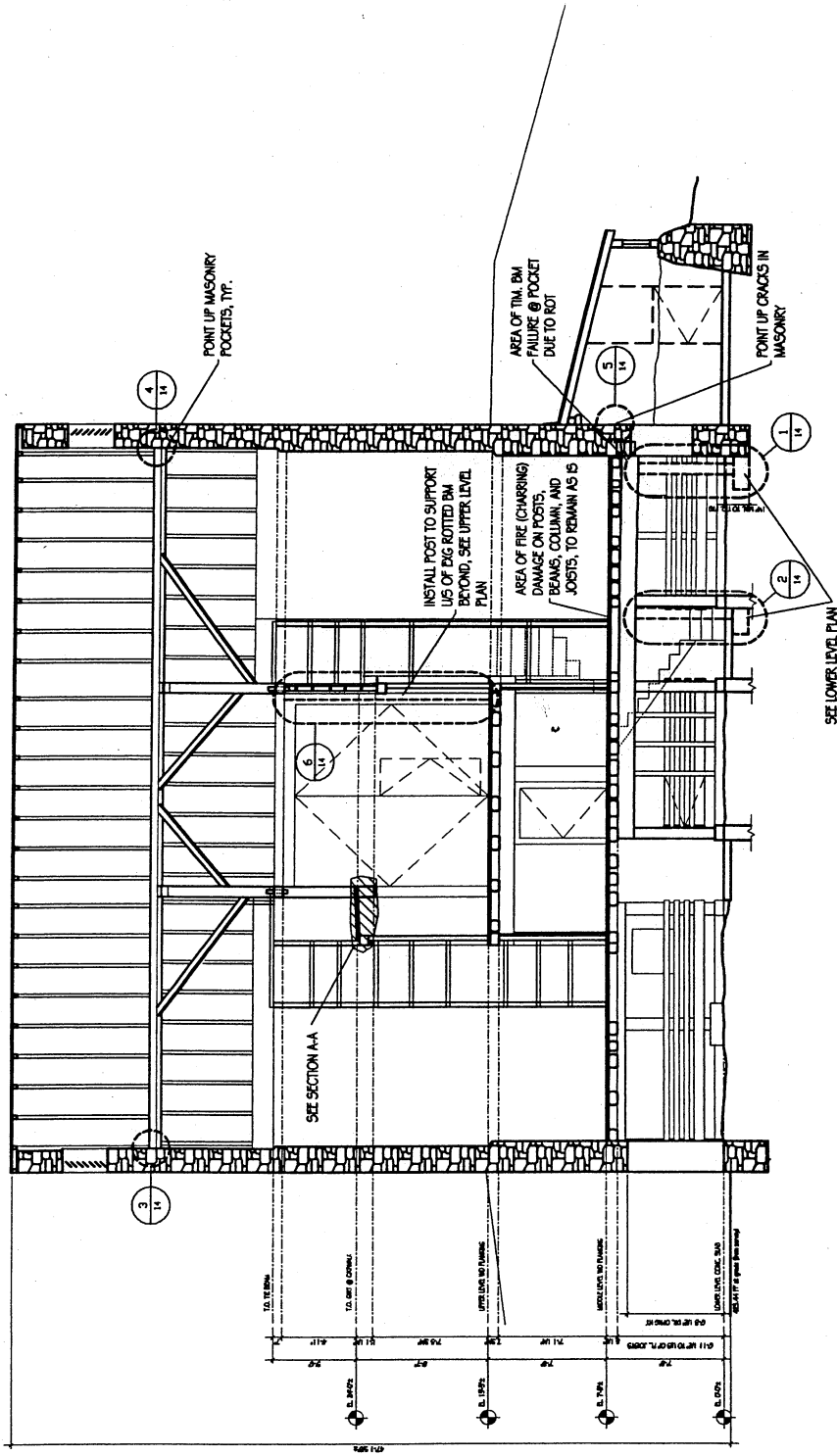
13 MS. WRIGHT: Yeah, probably a year or two. Just  
14 one thing I would mention while they're taking their boards  
15 down. The two wonderful maps that you see that are up of  
16 Woodlawn Cultural Park and then the sort of bird's eye view,  
17 aerial map, Eileen was kind enough to actually give me those  
18 images on a JPEG file on the computer so that we can, you  
19 know, hopefully -- I think those -- that could be very  
20 useful in the Heritage Tourism work in general because that  
21 covers a good part of the Sandy Spring area, but also for  
22 other types of cases and things that come up in that general  
23 vicinity. So, thank you Eileen for giving us those.

24 MR. SPURLOCK: Okay, the next item on our agenda  
25 this evening are the Historic Area Work Permits. Have these



**12** BUILDING SECTION A-A  
SCALE: 1/8" = 1'-0"

design	<b>MICHE BOOZ</b> ARCHITECT 202/464-8100 25107A RD #2 7th FLOOR	review and approval	part development action central maintenance region natural resources	review and approval superintendent of parks park parks date date date date	 <p><b>The Maryland-National Capital Park and Planning Commission</b>                  Park Development Division                  9900 Braddock Avenue                  Silver Spring, Maryland 20901                  Montgomery County Department of Parks                  (301) 491-2335</p>	MNCPPC Control No.: 230225 for RFP No. P 22-223 Project : <b>Woodlawn Historic Stone Barn</b> 16501 Norwood Road, Sandy Spring, Maryland 20860 Montgomery County Drawing title : <b>Short-term Stabilization Plans</b> date : scale :	sheet 12 of 19
		revisions:	description date date date				



14 BUILDING SECTION C-C  
SCALE: 1/8" = 1'-0"

MNCPPC Control No.: 230225 for RFP No. P 22-223  
 project: **Woodlawn Historic Stone Barn**  
 16501 Norwood Road, Steady Spring, Maryland 20860  
 drawing title: **Short-term Stabilization Plans**  
 date:   
 scale: sheet 14 of 19

no.	date	description

The Maryland-National Capital Park and Planning Commission  
 Park Development Division  
 5900 Brumet Avenue  
 Silver Spring, Maryland 20901  
 Montgomery County Department of Parks  
 (301) 492-2335



review and approval	
supervisor of parks	date
park police	date

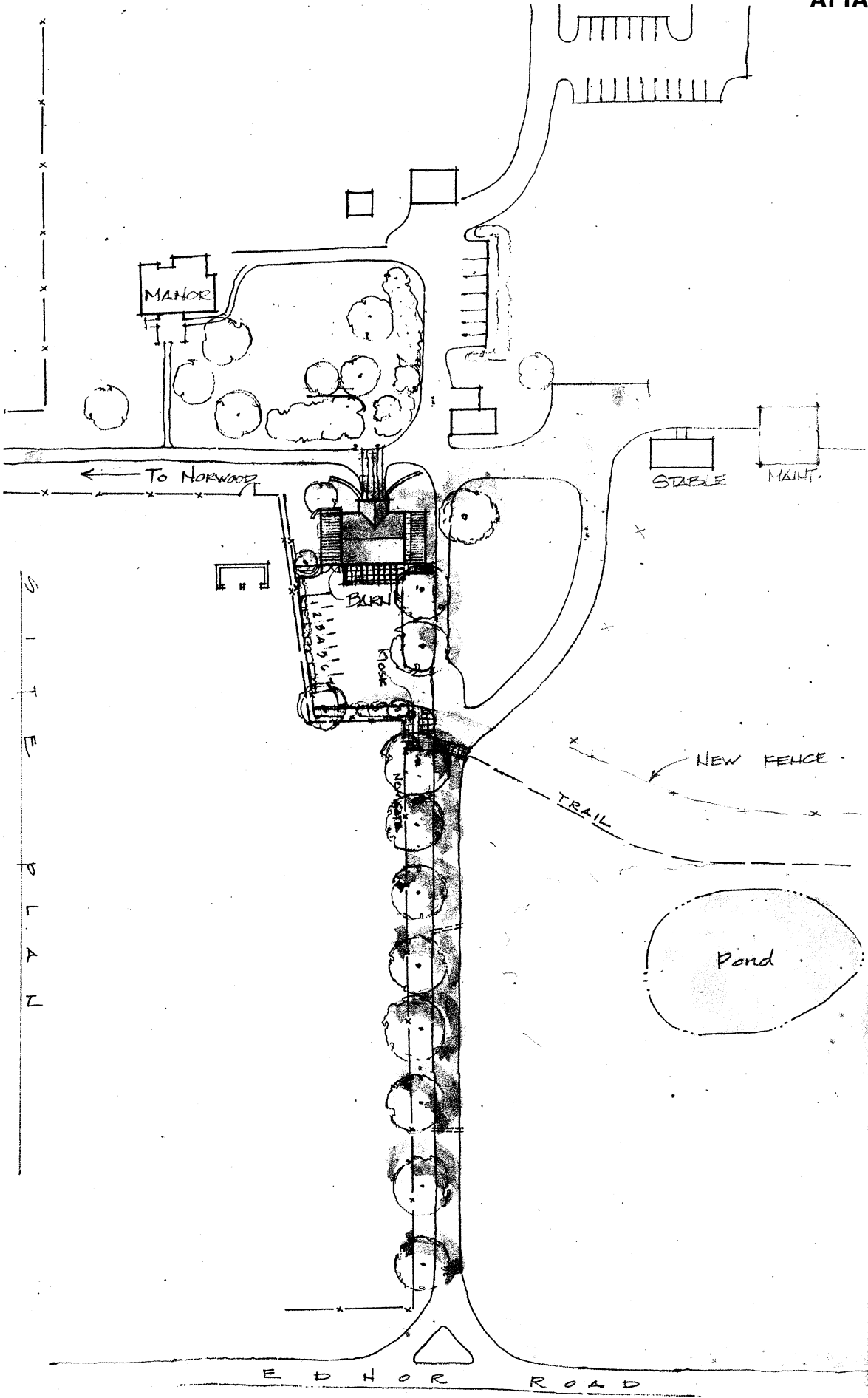
review and approval	
park development division	date
general maintenance	date
region	date
federal resources	date

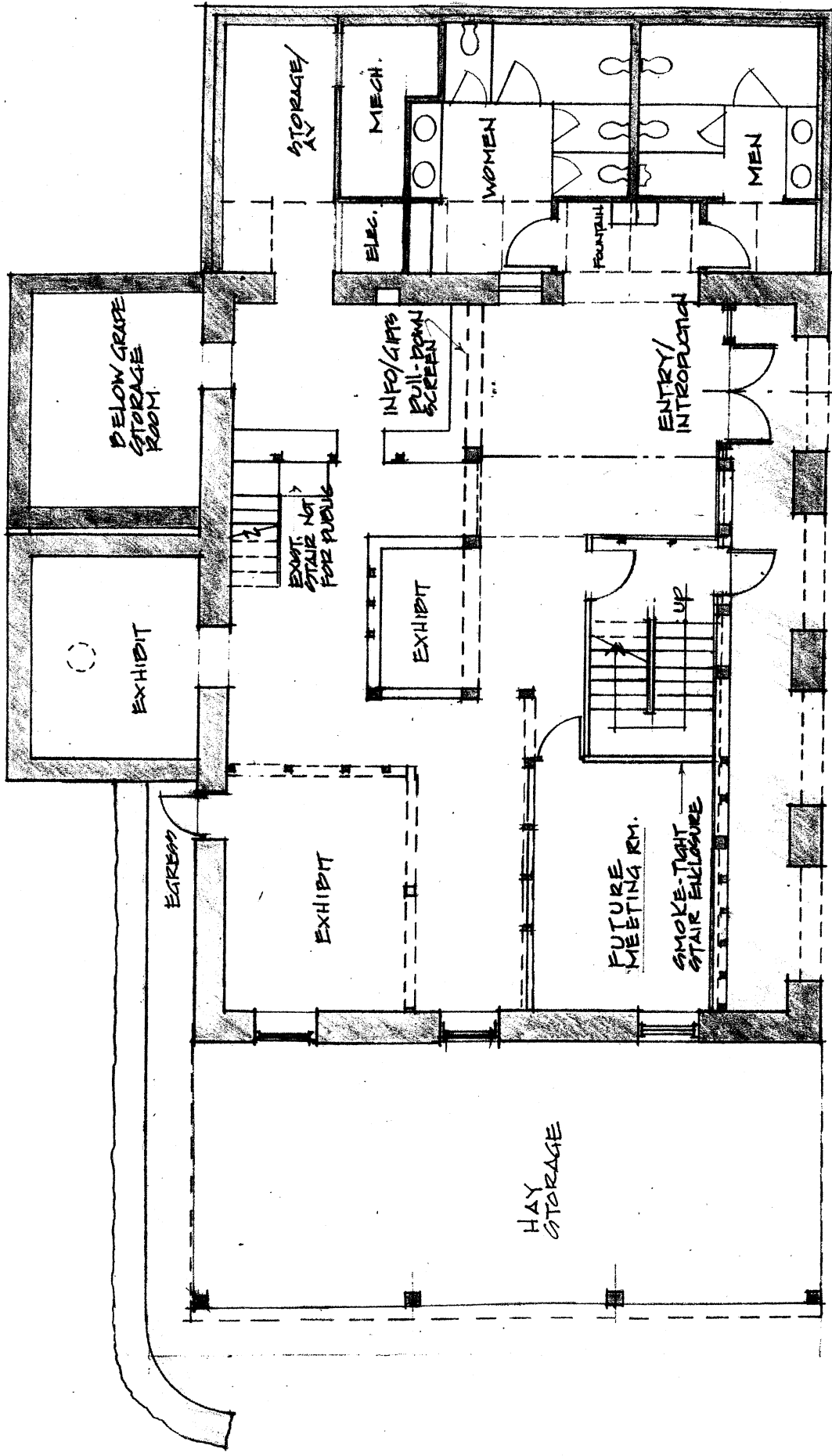
**MICHEL BOOZ**  
 ARCHITECT  
 200 Avenue M  
 Silver Spring, MD 20910  
 (301) 774-8811  
 Fax: 774-1868

design

**Woodlawn Stone Barn: Short-term Stabilization Cost Estimate**  
**5/28/2003**

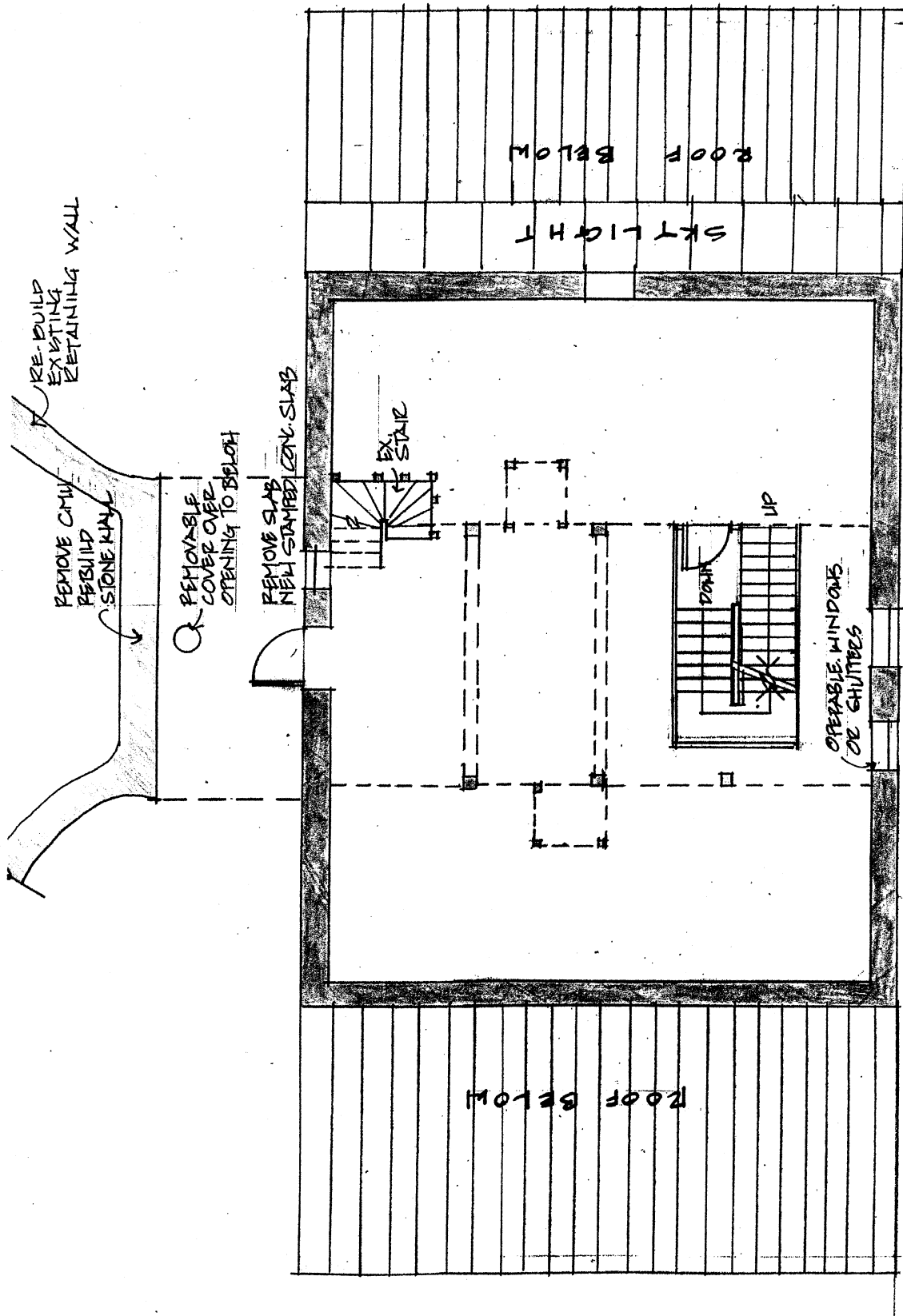
Reference	Description	Quantity	Unit Cost	Total
1/2	Timber Door Jamb	12	\$30	\$360
2/2	4x6 column	20	\$30	\$600
3/2	6x6 column	20	\$30	\$600
	Concrete Ftg	4	\$400	\$1,600
1/3	Point circle	1	\$320	\$320
2/3	Point Fissure	10	\$50	\$500
4/3	R&R Joist	50	\$30	\$1,500
1/4				\$0
2/4	New Post	30	\$50	\$1,500
3/4	Point Fissure	10	\$50	\$500
4/4	Point Fissure	10	\$50	\$500
5/4	Point Fissure	10	\$50	\$500
6/4	Point Fissure	10	\$50	\$500
	Plywood floor	200	\$5	\$1,000
1/5	new beam over pos	20	\$30	\$600
	new gutter	16	\$90	\$1,440
1/6	new column	24	\$30	\$720
2/6	tread	4	\$30	\$120
3/6	point openings	3	\$320	\$960
	replace planks	40	\$30	\$1,200
	new column	20	\$30	\$600
1/7	Point beam pockets	4	\$720	\$2,880
8	Fill joist	8	\$50	\$400
1/9	new gutter	16	\$90	\$1,440
1/11	see 1/5,2/4			\$0
1/12	Cable tie	24	\$50	\$1,200
2/12	Temp. Dia.	15	\$30	\$450
3/12	Raise, Patch Beam	30	\$50	\$1,500
4/12	Point cracks	4	\$320	\$1,280
5/12	New posts	50	\$30	\$1,500
1/13	Cable tie	24	\$50	\$1,200
2/13	New Posts	30	\$30	\$900
1&2/14	3/2			\$0
3&4/14	1/7			\$0
5/14	Point cracks	10	\$50	\$500
6/14	2/13			\$0
1/15	5/14			\$0
2&3/15	1/7			\$0
4/15	R & R Strut	30	\$50	\$1,500
	Rentals	6	\$1,500	\$9,000
	General Conditions	4	\$4,000	\$16,000
	mobilization			
	supervision			
	tipping			
Sub Total				\$55,370
	P&O			\$16,611
<b>Grand Total</b>				<b>\$71,981</b>





LOWER LEVEL PLAN

MICHE BOOZ ARCHITECT

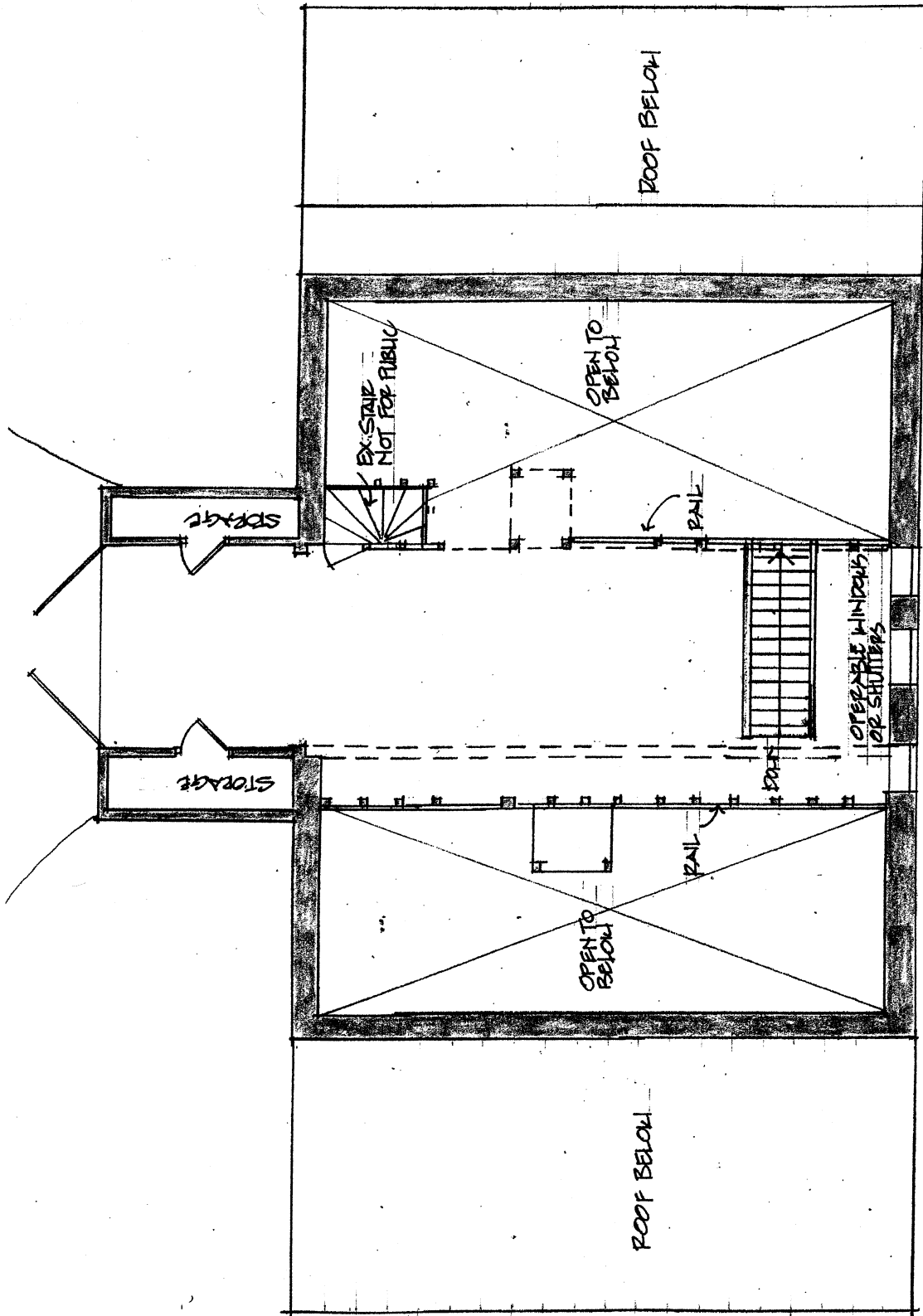


MIDDLE LEVEL

3-13-03

MIKE BOZ ARCHITECT





UPPER LEVEL

3-13-03

Miché Booz Architects

**OPERATING ASSUMPTIONS**

**for Visitor Center at Woodlawn Stone Barn  
prepared for June 5, 2003 Planning Board Report**

- a) Initially the facility should be open Saturday and Sunday's from 10:00 am to 4:00 pm. Consideration should be given to seasonal fluctuations. (For instance, June, September and October have been the most popular months for rentals at the Manor House and with increased demand, hours in these seasons could be expanded.)
- b) Two staff persons should be present at all times, one to operate the ticket/gift/refreshment stand, the other as a guide/interpreter/staff backup.
- c) Admissions fees will be charged for the exhibits, but access to the restrooms and gift/refreshment stand could be free. A sliding scale of admissions could include adult, children, students and seniors, ranging from \$3.00-\$7.00, with children under age six free.
- d) Regular weekend attendance is roughly estimated at 30 visitors/day, approximately 3,000 persons per year. (In comparison, the Manor House currently has about 4,000 visitors/year).
- e) Gift shop sales could include Underground Railroad and Quaker memorabilia, local historical publications and Manor House/Stone Barn postcards.
- f) Refreshment stand sales could include pre-packaged items such as soft drinks, bottled water, coffee, ice cream and other special snacks for consumption outdoors at picnic seating.
- g) Because the middle and upper wagon levels of the Stone Barn would be open floor plans, they could be utilized for small functions. A few small tables, and chairs, will be purchased with funds to construct the Visitor Center and be stored in the building. By code, up to 50 persons could occupy those two levels at one time.
- h) The Visitor Center could be run by a private, or non-profit, operator. Their responsibilities would include normal operational management such as budgeting; staffing, exhibits programming and special event coordination. Additional responsibilities could include grant writing, fundraising and volunteer coordination. The Property Management Group could oversee a lease agreement. Perhaps the Enterprise Group could assist with the coordination of receptions in conjunction with the rental of the Manor House.
- i) Custodial maintenance would need to be provided by the operator, Montgomery County's Department of Park and Planning Regional Staff, or contracted out.
- j) Exterior maintenance of the barnyard and surrounding landscape could continue to be provided by Montgomery County's Department of Park and Planning Regional Staff.
- k) Operational costs are projected to be a minimum of \$80,000/year, within the bare-bones range of the Manor House operation.

	Units	Unit	Unit Time	Total Time	P.M. \$84	Labor		Total Labor	Material/sub Unit Cost	Material Total Cost	Total Raw Cost	Profit & Overhead	Total Cost
						Super \$40	Carpentry \$32						
<b>1-General Conditions</b>													
Submittals	20	subs.	8	160	\$2,688			\$2,688	30	600	\$3,288	\$874	\$4,162
Progress meetings	10	mings	8	80	\$1,344			\$1,344	30	300	\$1,644	\$437	\$2,081
Closeout & punch list	2	wks.	8	16	\$269	\$512		\$781	500	1000	\$1,781	\$473	\$2,254
Field office	200	days	0.1	20	\$336			\$336	10	2000	\$2,336	\$621	\$2,957
Tipping	20	tips	2	40	\$672			\$672	500	10000	\$10,672	\$2,837	\$13,509
Bond	1	lot								8000	\$8,000	\$2,127	\$10,127
Infrastructure	6	Mths	8	48	\$806			\$806	500	3000	\$3,806	\$1,012	\$4,818
Cut & Patch	10	x's	8	80	\$1,344	\$2,560	\$640	\$4,544	200	2000	\$6,544	\$1,740	\$8,284
<b>2-Sitework</b>													
demolition	2000	sqft	0.1	200	\$3,360	\$6,400	\$1,600	\$11,360	5	10000	\$21,360	\$5,678	\$27,038
excavation	3000	cuyds	0.1	300	\$5,040	\$0	\$2,400	\$7,440	5	15000	\$22,440	\$5,965	\$28,405
asphalt Paving	10000	sqft	0.01	100	\$1,680	\$3,200	\$800	\$5,680	5	50000	\$55,680	\$14,801	\$70,481
Precast Paving	1800	sqft	0.01	18	\$302	\$576	\$144	\$1,022	30	54000	\$55,022	\$14,626	\$69,649
Wood Fencing	600	lnft	0.5	300	\$5,040	\$9,600	\$2,400	\$17,040	5	3000	\$20,040	\$5,327	\$25,367
landscaping,trees etc	1	lot	80	80	\$1,344	\$0	\$640	\$1,984	10000	10000	\$11,984	\$3,186	\$15,170
utilities	1	lot	100	100	\$1,680	\$0	\$800	\$2,480	15000	15000	\$17,480	\$4,647	\$22,127
sewer, reloc. BFP,Elect.													
Site Drainage	1	lot	8	8	\$134	\$0	\$64	\$198	5000	5000	\$5,198	\$1,382	\$6,580
<b>3-Concrete</b>													
footings	150	lnft	8	1200	\$20,160	\$0	\$9,600	\$29,760	30	4500	\$34,260	\$9,107	\$43,367
slabs	2500	sqft	0.05	125	\$2,100	\$4,000	\$1,000	\$7,100	10	25000	\$32,100	\$8,533	\$40,633
Fill Treads	26	thr.	4	104	\$1,747	\$3,328	\$832	\$5,907	30	780	\$6,687	\$1,778	\$8,465
<b>4-Masonry</b>													
Retaining Walls	100	lnft	1	100	\$1,680	\$0	\$800	\$2,480	1000	100000	\$102,480	\$27,242	\$129,722
Enlarge openings	2	units	8	16	\$269	\$512	\$128	\$909	6000	12000	\$12,909	\$3,431	\$16,340
repoint	100	sqft	1	100	\$1,680	\$0	\$800	\$2,480	30	3000	\$5,480	\$1,457	\$6,937
vault	1	unit	80	80	\$1,344	\$0	\$640	\$1,984	30000	30000	\$31,984	\$8,502	\$40,486
Restroom Foundation	600	sqft	0.1	60	\$1,008	\$0	\$480	\$1,488	40	24000	\$25,488	\$6,775	\$32,263
Piers	10	units	8	80	\$1,344	\$2,560	\$640	\$5,544	500	5000	\$5,000	\$1,329	\$6,329
Parge	640	sqft	0.01	6.4	\$108	\$205	\$51	\$364	2	1280	\$1,280	\$340	\$1,620
<b>5-Metals</b>													
Railings	100	lnft	1	100	\$1,680	\$0	\$800	\$2,480	20	2000	\$4,480	\$1,191	\$5,671
Stairs	2	units	16	32	\$538	\$1,024	\$256	\$1,818	3000	6000	\$7,818	\$2,078	\$9,896
											<b>\$48,191</b>		
											<b>\$264,816</b>		
											<b>\$92,465</b>		
											<b>\$233,697</b>		
											<b>\$15,567</b>		

**Woodlawn Stone Barn  
Reuse Feasibility Cost Estimate**

5/28/2003

													<b>\$341,641</b>
<b>6-Wood</b>													
<i>Rough Carpentry:</i>													
Timber Framing	3000	brdft	0.5	1500	\$25,200	\$12,000	\$48,000	\$85,200	3	9000	\$94,200	\$25,041	\$119,241
floors	2000	sqft	0.05	100	\$1,680	\$800	\$3,200	\$5,680	3	6000	\$11,680	\$3,105	\$14,785
roofs	1600	sqft	0.2	320	\$5,376	\$2,560	\$10,240	\$18,176	5	8000	\$26,176	\$6,958	\$33,134
partitions	500	sqft	0.2	100	\$1,680	\$800	\$3,200	\$5,680	5	2500	\$8,180	\$2,174	\$10,354
columns	300	brdft	0.25	75	\$1,260	\$600	\$2,400	\$4,260	5	1500	\$5,760	\$1,531	\$7,291
<i>Finish carpentry:</i>													
Casings	300	lnft	0.1	30	\$504	\$240	\$960	\$1,704	5	1500	\$3,204	\$852	\$4,056
baseboard	500	lnft	0.1	50	\$840	\$400	\$1,600	\$2,840	5	2500	\$5,340	\$1,419	\$6,759
window stool	100	lnft	0.5	50	\$840	\$400	\$1,600	\$2,840	5	500	\$3,340	\$888	\$4,228
info/gifts	1	unit	40	40	\$672	\$320	\$1,280	\$2,272	5000	5000	\$7,272	\$1,933	\$9,205
finish stairs	26	riser	8	208	\$3,494	\$1,664	\$6,656	\$11,814	100	2600	\$14,414	\$3,832	\$18,246
wood rail	50	lnft	1	50	\$840	\$400	\$1,600	\$2,840	30	1500	\$4,340	\$1,154	\$5,494
infill joists	2000	sqft	0.1	200	\$3,360	\$1,600	\$6,400	\$11,360	2	4000	\$15,360	\$4,083	\$19,443
exhibit casework	6	unit	16	96	\$1,613	\$768	\$3,072	\$5,453	1200	7200	\$12,653	\$3,363	\$16,016
Info desk	1	unit	16	16	\$269	\$128	\$512	\$909	3000	3000	\$3,909	\$1,039	\$4,948
<i>Restoration:</i>													
Stairs	1	unit	40	40	\$672	\$320	\$1,280	\$2,272	500	500	\$2,772	\$737	\$3,509
cornice	300	lnft	0.5	150	\$2,520	\$1,200	\$4,800	\$8,520	30	9000	\$17,520	\$4,657	\$22,177
finish columns		lnft	8	0	\$0	\$0	\$0	\$0	30	0	\$0	\$0	\$0
floors	3000	sqft	0.1	300	\$5,040	\$2,400	\$9,600	\$17,040	5	15000	\$32,040	\$8,517	\$40,557
rails	20	lnft	1	20	\$336	\$160	\$640	\$1,136	30	600	\$1,736	\$461	\$2,197
<b>7-Thermal &amp; Moisture</b>													<b>\$105,453</b>
Roofing	1600	sqft	0.1	160	\$2,688	\$1,280	\$5,120	\$9,088	10	16000	\$25,088	\$6,669	\$31,757
Gutter/Downspout	200	lnft	0.05	10	\$168	\$80	\$320	\$568	20	4000	\$4,568	\$1,214	\$5,782
insulation	2000	sqft	0.1	200	\$3,360	\$1,600	\$6,400	\$11,360	0.01	20	\$11,380	\$3,025	\$14,405
cedar roof	4000	sqft	0.01	40	\$672	\$320	\$1,280	\$2,272	10	40000	\$42,272	\$11,237	\$53,509
<b>8-Doors &amp; Windows</b>													<b>\$295,958</b>
Architectural Glass	850	sqft	0.1	85	\$1,428	\$680	\$2,720	\$4,828	100	85000	\$89,828	\$23,878	\$113,706
Skylights	9	units	24	216	\$3,629	\$1,728	\$6,912	\$12,269	1000	9000	\$21,269	\$5,654	\$26,923
ext.doors	6	lefs	32	192	\$3,226	\$1,536	\$6,144	\$10,906	3000	18000	\$28,906	\$7,684	\$36,589
Interior doors	8	units	32	256	\$4,301	\$2,048	\$8,192	\$14,541	2000	16000	\$30,541	\$8,118	\$38,659
Windows	10	units	24	240	\$4,032	\$1,920	\$7,680	\$13,632	2400	24000	\$37,632	\$10,003	\$47,635
Shutters	10	units	24	240	\$4,032	\$1,920	\$7,680	\$13,632	1200	12000	\$25,632	\$6,814	\$32,446
<b>9-Finishes</b>													<b>\$76,785</b>
whitewash	16000	sqft	0.05	800	\$13,440	\$6,400	\$25,600	\$45,440	0.2	3200	\$48,640	\$12,930	\$61,570
general paint	1000	sqft	0.1	100	\$1,680	\$800	\$3,200	\$5,680	0.5	500	\$6,180	\$1,643	\$7,823
Drywall	500	sqft	0.1	50	\$840	\$400	\$1,600	\$2,840	6	3000	\$5,840	\$1,552	\$7,392

5/28/2003

**Woodlawn Stone Barn  
Reuse Feasibility Cost Estimate**

<b>10-Specialties</b>													<b>\$25,590</b>
Toilet partitions, accs.	6	units	24	144	\$2,419	\$1,152	\$4,608	\$8,179	1000	6000	\$14,179	\$3,769	\$17,948
Counter partition	1	units	40	40	\$672	\$320	\$1,280	\$2,272	1000	1000	\$3,272	\$870	\$4,142
Signage													\$3,500
<b>11-Equipment</b>													<b>\$166,340</b>
AV Equipment	1	lot	8	8	\$134	\$64	\$256	\$454	130000	130000	\$130,454	\$34,678	\$165,132
DHW Heater	1	unit	8	8	\$134	\$64	\$256	\$454	30	500	\$954	\$254	\$1,208
<b>12-Furnishings</b>													<b>\$3,000</b>
<b>13-Special Construction</b>													
Exhibit Design	8	0	8	0	\$0	\$0	\$0	\$0	30	0	\$0	\$0	\$0
Exhibit Material	8	0	8	0	\$0	\$0	\$0	\$0	30	0	\$0	\$0	\$0
Av Production cost	8	0	8	0	\$0	\$0	\$0	\$0	30	0	\$0	\$0	\$0
<b>14-Conveying Systems</b>													
<b>15-Mechanical</b>													<b>\$223,990</b>
Plumbing	14	fix.	8	112	\$1,882	\$896	\$3,594	\$6,362	\$3,500	\$49,000	\$55,362	\$14,716	\$70,078
Heating	1	lot	8	8	\$134	\$64	\$256	\$454	\$80,000	\$80,000	\$80,454	\$21,387	\$101,841
Radiant hydronic heat	2000	sqft	0.01	20	\$336	\$160	\$640	\$1,136	\$20	\$40,000	\$41,136	\$10,935	\$52,071
<b>16-Electrical</b>													<b>\$61,145</b>
Basic	100	pts	0.1	10	\$168	\$80	\$320	\$568	\$200	\$20,000	\$20,568	\$5,467	\$26,035
Gear	1	lot	8	8	\$134	\$64	\$256	\$454	\$5,000	\$5,000	\$5,454	\$1,450	\$6,904
Equipment Hookups	6	units	8	48	\$806	\$384	\$1,536	\$2,726	\$1,500	\$9,000	\$11,726	\$3,117	\$14,844
Fixtures	50	units	0.1	5	\$84	\$40	\$160	\$284	\$150	\$7,500	\$7,784	\$2,069	\$9,853
Low Voltage Cabling	10	pts	4	40	\$672	\$320	\$1,280	\$2,272	\$50	\$500	\$2,772	\$737	\$3,509
<b>Totals</b>			n/a	9938.4	\$166,965	\$76,595	\$238,797	\$477,450	\$314,732	\$1,061,580	\$1,539,030	\$409,109	\$1,954,639